

ORDINANCE NO. 20080110-073

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2004-2006 BERT AVENUE FROM FAMILY RESIDENCE (SF-3) DISTRICT TO LIMITED OFFICE-CONDITIONAL OVERLAY (LO-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from family residence (SF-3) district to limited office-conditional overlay (LO-CO) combining district on the property described in Zoning Case No. C14-2007-0192, on file at the Neighborhood Planning and Zoning Department, as follows:

Lots 2 and 3, Prather Subdivision No 2, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 7, Page 68, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 2004-2006 Bert Avenue, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

The following uses are prohibited uses of the Property:

Communication services
Club or lodge
Convalescent services
Cultural services
Hospital services (limited)

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the limited office (LO) base district, and other applicable requirements of the City Code.

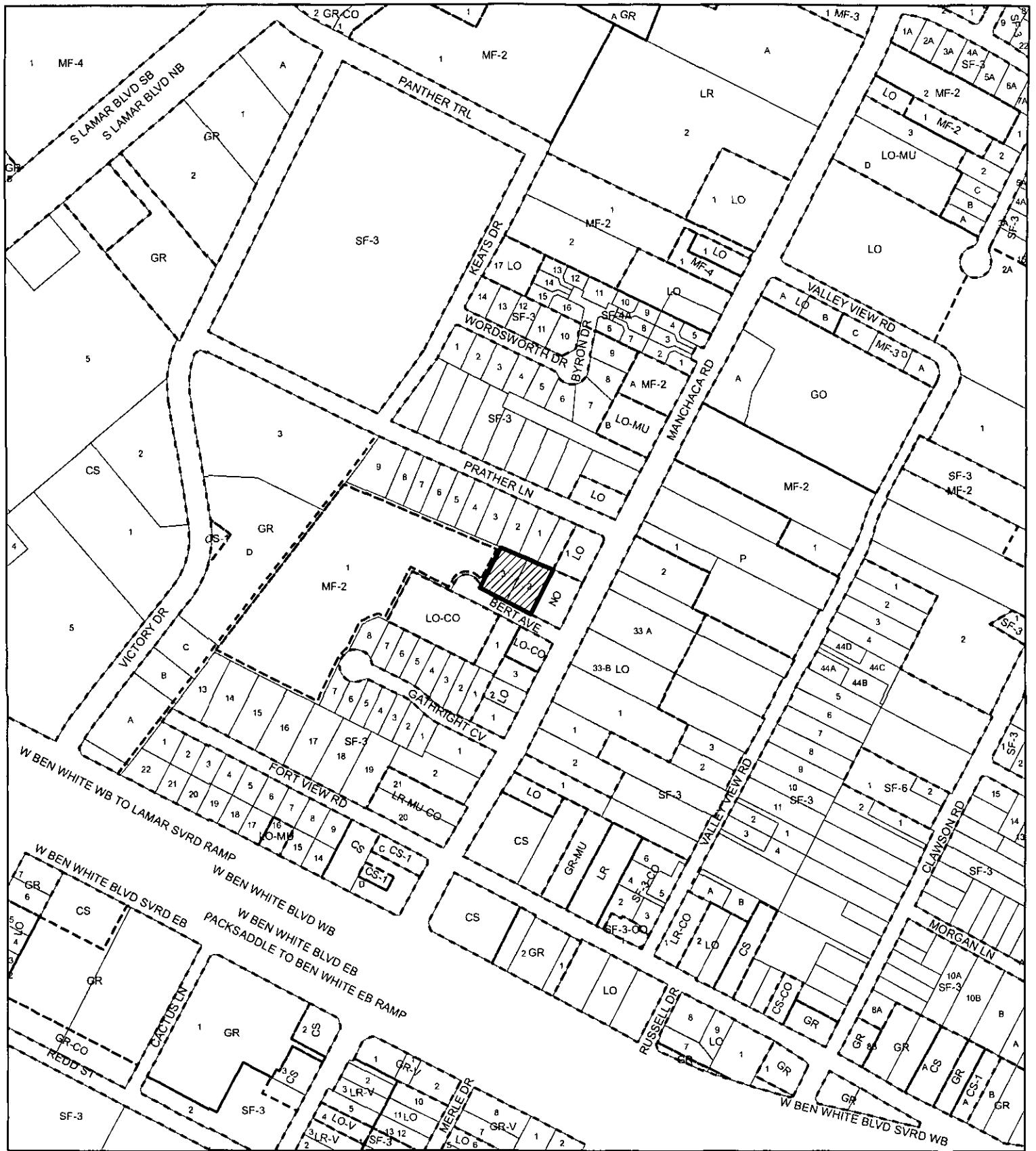
PART 3. This ordinance takes effect on January 21, 2008.

PASSED AND APPROVED

January 10, 2008 §
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 §

Will Wynn
Mayor

APPROVED: _____ **ATTEST:** _____
David Allan Smith Shirley A. Gentry
City Attorney City Clerk



ZONING EXHIBIT A



SUBJECT TRACT



ZONING BOUNDARY



PENDING CASE

ZONING CASE# C14-2007-0192
 ADDRESS 2004 & 2006 BERT AVE
 SUBJECT AREA 0.6384 ACRES
 GRID G19
 MANAGER R. HEIL

OPERATOR S MEEKS



1" = 400'

This map has been produced by GIS Services for the sole purpose of geographic reference
 No warranty is made by the City of Austin regarding specific accuracy or completeness